

**Application No. ZM-93-05, York County Board of Supervisors:** Request to amend the York County Zoning Map as follows: 1) Establish GB-General Business classifications for the following properties that were annexed into the York County jurisdictional boundaries by virtue of the February 2003 boundary line adjustment agreement between the City of Williamsburg and York County: Property as identified on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 1," prepared by Precision Measurements, Inc., and dated April 11, 2002: Parcel No. 0005B-1-1A, 2225 Richmond Road; n/f owned by Satyam Shivam Sunderam, LLC: An 873 square-foot portion of the northwest corner of the subject property. Property as identified on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia" prepared by Precision Measurements, Inc, and dated April 15, 2002: Parcel No. 009-6-C2, 3012 Mooretown Road; n/f owned by Kingsgate Greene, Ltd.: An approximately 1,200 square-foot portion of the subject property located within the Kingsgate Parkway private street right-of-way at its intersection with Mooretown Road; Parcel No. 009-6-C1, 3006 Mooretown Road; n/f owned by W & H Realty, Inc.: An approximately 10,000 square-foot portion of the subject property located along its Mooretown Road frontage; Parcel No. 009-3-A, 118 Waller Mill Road; n/f owned by Colonial Properties Partnership, Inc.: An approximately 500 square-foot portion of the subject property located at its southwest corner and along its Mooretown Road frontage; Parcel No. 009-6-C21, 2009 Mooretown Road; n/f owned by Pirates Cove Williamsburg, Inc.: An approximately 40,000 square-foot portion of the subject property, located on the south side of Mooretown Road; Parcel No. 009-3B, 2005 Mooretown Road; n/f owned by Michel Real Estate Partnership: An approximately 15,000 square-foot portion of the subject property, located on the north side of Bypass Road; Parcel No. 009-4, 100 Bypass Road; n/f owned by RMG Bypass Road, LC: An approximately 2,300 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad; Parcel No. 009-4A, 104 Bypass Road; n/f owned by Ralph M Goldstein: An approximately 2,300 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad; Parcel No. 009-5, 112 Bypass Road; n/f owned by AHK of Williamsburg, LLC: An approximately 2,000 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad; Parcel No. 009-6, 120 Bypass Road; n/f owned by Green Lane, Inc.: An approximately 700 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad. 2) Reclassify from RC - Resource Conservation to RR - Rural Residential a 3.3-acre parcel located at the intersection of Goosley Road (Route 238) and Route 17 being further identified as Assessor's Parcel No. 18-23J and owned by the Trustees of Shiloh Baptist Church.

**Mr. Mark Carter, Assistant County Administrator,** summarized his report to the Commission dated March 31, 2005, and recommended approval.

**Mr. Ptasznik** inquired if there are any additional zoning issues between York and James City Counties that should be addressed at this time, such as the dance floor that was approved by York County [Carpé PM, UP-642-04] and runs through both counties. **Mr. Carter** said there may be several items to consider discussing with officials at James City County in the future; however, they were not addressed in these proposed amendments.

**Vice Chair Ptasznik** opened the public hearing.

**Pastor Barbara Lemon**, Shiloh Baptist Church, 11053 George Washington Memorial Highway, said the church wishes to better meet the needs of its community by expanding the fellowship and hall and adding classrooms. She hoped for a favorable recommendation.

**Mr. Hairston Washington**, 900 Abingdon Court, Newport News, explained the move from the original site of the church on Goosley Road. He said the church has been at its present location since 1975 and has experienced growth to the point it needs more classrooms and a place for large gatherings.

**Mr. Ptasznik** inquired of the proposed façade in relation to the present structure, and **Mr. Washington** said the expansion would retain the same overall appearance as the existing building. The front appearance would not change much, he added, noting the proposed addition would add an "L" to the building.

**Mr. Ptasznik** closed the public hearing.

**Mr. Barba** moved the adoption of proposed Resolution No. PC05-20.

Resolution No. PC05-20

On motion of **Mr. Barba**, which carried 5:0 (Messrs. Davis and Simasek absent), the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZM-93-05 WHICH PROPOSES AMENDMENT OF THE YORK COUNTY ZONING MAP TO RECLASSIFY ASSESSOR'S PARCEL NO. 18-23J FROM RC-RESOURCE CONSERVATION TO RR-RURAL RESIDENTIAL, AND TO ESTABLISH A GB-GENERAL BUSINESS CLASSIFICATION FOR PORTIONS OF ASSESSOR'S PARCEL NOS. 5B-1-1A, 9-6-C2, 9-6-C1, 9-3-A, 9-6-C21, 9-3B, 9-4, 9-4A, 9-5 AND 9-6, SAID AREAS BEING THE PORTIONS OF THE SUBJECT PROPERTIES THAT WERE ADJUSTED INTO THE JURISDICTIONAL BOUNDARIES OF THE COUNTY PURSUANT TO THE FEBRUARY 2003 BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF WILLIAMSBURG AND YORK COUNTY

WHEREAS, Application No. ZM-93-05, sponsored by the Board of Supervisors, proposes the reclassification from RC - Resource Conservation to RR - Rural Residential of a 3.3-acre parcel

located at the intersection of Goosley Road (Route 238) and Route 17 being further identified as Assessor's Parcel No. 18-23J and owned by the Trustees of Shiloh Baptist Church; and

WHEREAS, said application also proposes to establish a GB-General Business classification on the portions of various properties that were adjusted into the jurisdictional boundaries of York County pursuant to a February 2003 voluntary boundary line adjustment agreement between the City of Williamsburg and York County, said properties being portions of Assessor's Parcel Nos. 5B-1A, 9-6-C2, 9-6-C1, 9-3-A, 9-6-C21, 9-3B, 9-4, 9-4A, 9-5, and 9-6; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 13th day of April, 2005, that Application No. ZM-93-05 be, and it hereby is, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map as follows:

1. Reclassify from **RC - Resource Conservation** to **RR - Rural Residential** a 3.3-acre parcel located at the intersection of Goosley Road (Route 238) and Route 17, being further identified as Assessor's Parcel No. 18-23J, and owned by the Trustees of Shiloh Baptist Church.
2. Establish **GB-General Business** classifications for the following properties that were annexed into the York County jurisdictional boundaries by virtue of the February 2003 boundary line adjustment agreement between the City of Williamsburg and York County:
  - Parcel No. 0005B-1-1A, 2225 Richmond Road; n/f owned by Satyam Shivam Sunderam, LLC.: An 873 square-foot portion of the northwest corner of the subject property, as identified on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 1," prepared by Precision Measurements, Inc., and dated April 11, 2002.
  - Parcel No. 009-6-C2, 3012 Mooretown Road; n/f owned by Kingsgate Greene, Ltd.: An approximately 1,200 square-foot portion of the subject property located within the Kingsgate Parkway private street right-of-way at its intersection with Mooretown Road and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 2," prepared by Precision Measurements, Inc., and dated April 15, 2002.

- Parcel No. 009-6-C1, 3006 Mooretown Road; n/f owned by W & H Realty, Inc.: An approximately 10,000 square-foot portion of the subject property located along its Mooretown Road frontage and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-3-A, 118 Waller Mill Road; n/f owned by Colonial Properties Partnership, Inc.: An approximately 500 square-foot portion of the subject property located at its southwest corner and along its Mooretown Road frontage and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-6-C21, 2009 Mooretown Road; n/f owned by Pirates Cove Williamsburg, Inc.: An approximately 40,000 square-foot portion of the subject property, located on the south side of Mooretown Road and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-3B, 2005 Mooretown Road; n/f owned by Michel Real Estate Partnership: An approximately 15,000 square-foot portion of the subject property, located on the north side of Bypass Road and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 1 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-4, 100 Bypass Road; n/f owned by RMG Bypass Road, LC: An approximately 2,300 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad, and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 2 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-4A, 104 Bypass Road; n/f owned by Ralph M Goldstein: An approximately 2,300 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad, and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 2 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.
- Parcel No. 009-5, 112 Bypass Road; n/f owned by AHK of Williamsburg, LLC: An approximately 2,000 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad, and delineated on the plat

entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 2 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.

- Parcel No. 009-6, 120 Bypass Road; n/f owned by Green Lane, Inc.: An approximately 700 square-foot portion of the subject property, located along its southwestern boundary line adjoining the CSX Railroad, and delineated on the plat entitled "Jurisdictional Boundary Adjustment Between York County, Virginia and City of Williamsburg, Virginia, Sheet 2 of 2," prepared by Precision Measurements, Inc, and dated April 15, 2002.

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